

State Agency Recommendations, Implementation Opportunities & Constraints

Town of Church Creek

PlanMaryland Planning Area Review

General Recommendation & Rationale

The Smart Growth Subcabinet on April 24, 2013 endorsed, as proposed, the Town of Church Creek's Established Community Area (ECA), as well as identified the following Preservation/Conservation Planning Areas - Natural Resources and Climate Change Impact, as depicted on the attached maps, for incorporation into PlanMaryland.

Church Creek's desire to maintain the status quo of a small town, indicative of PlanMaryland's Purpose and Intent for Established Community Areas to:

- Provide diverse, stable places in which residents and businesses continue to live, work and play and support the stability of property values.
- Maintain the quality of life, and social and economic function, and protect the character of existing residential and commercial neighborhoods.
- Maintain public facilities and services.
- Support the infrastructure and service needs of the community, addressing existing deficiencies, without expanding public facilities and service capacities that encourage significant new growth.
- Promote sustainability enhancements where possible.

The town is supported by an adopted local comprehensive plan and corresponding goals, policies and implementation guidelines that are consistent and compatible with PlanMaryland's goals and objectives for ECAs. Similarly, the supportive disposition of the local governing body and the existing conditions in the town suggest a strong commitment toward maintaining the existing quality of life in the community. At this time, the town has not submitted a Sustainable Community application. However, the town is located in a low lying area, which is susceptible to sea level rise, and is surrounded by a diversity of natural resources.

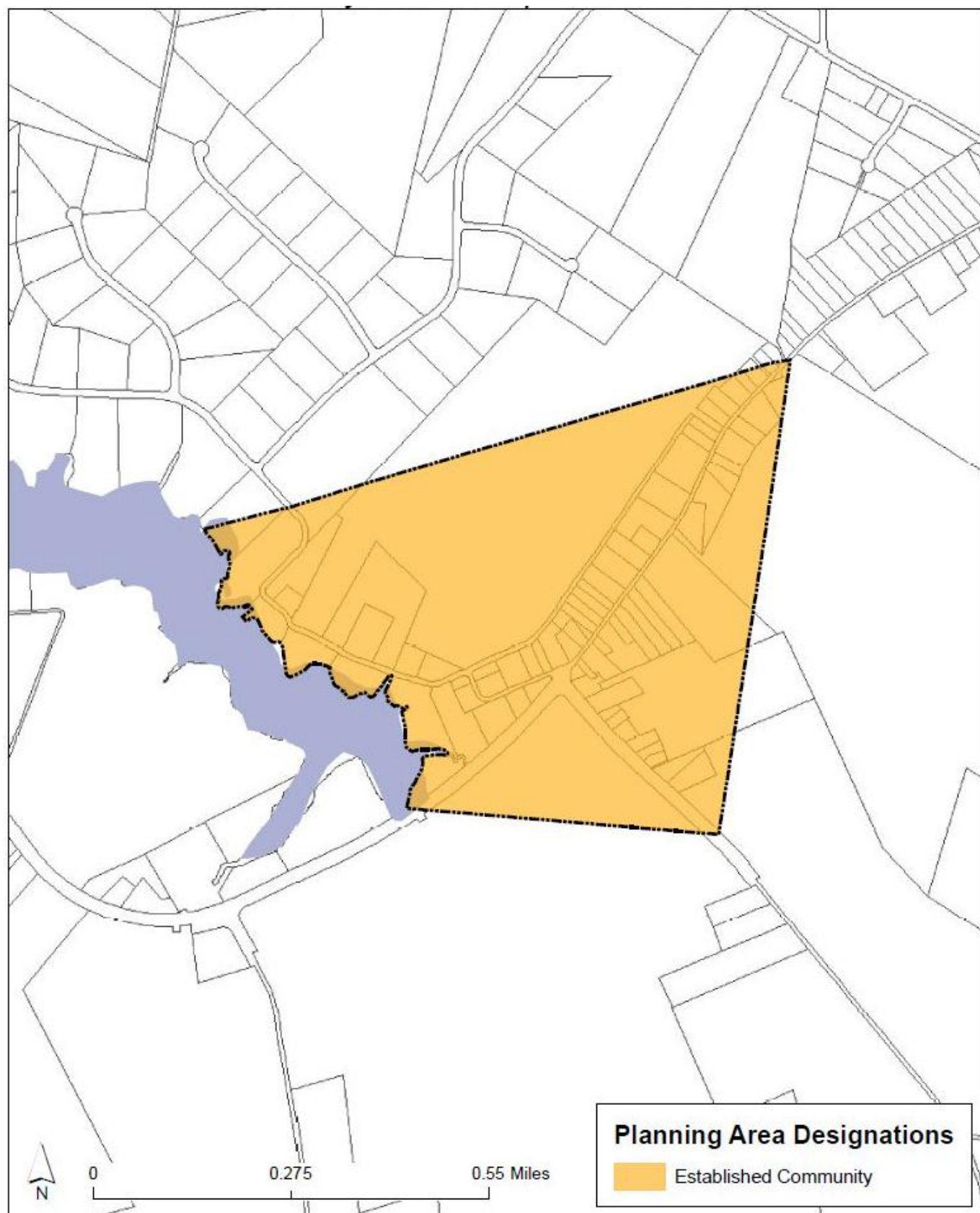
Implementation Opportunities

- Given its limited resources, the Town of Church Creek may benefit most from local government technical and financial assistance available through state agencies to enhancements in zoning, subdivision and other implementation mechanisms to address the goals and objectives of PlanMaryland. In particular there are considerable needs and opportunities to improve the town's resiliency to coastal hazards and respond to expected climate change impacts. Working with state agencies, there may be opportunities to conserve and enhance natural resources; update of the comprehensive plan and prepare municipal growth and water resource elements; and, should the necessary supportive resources become available at the local level, develop zoning and subdivision ordinances.

Potential Constraints on Implementation

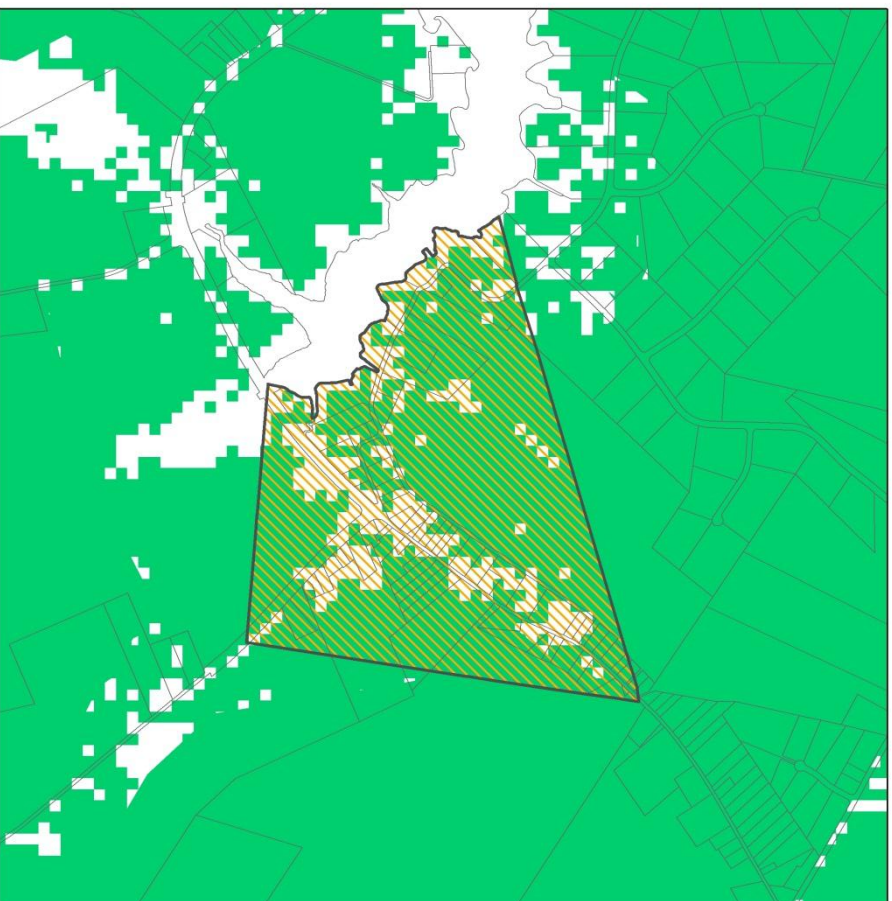
- Use of state programs and resources in "Place" Planning Areas which overlap with "Preservation/Conservation Areas" currently targeted by State agencies will be subject to additional review and evaluation, to take into account the goals of both designations and ensure the most appropriate state actions and investment of resources. State investment in Preservation/Conservation Areas will be evaluated on a case-by-case basis considering existing structures and investments, the needs, the potential hazards and long-term benefits, and the type of investment. Each agency evaluates state resource allocations differently based on its mission responsibility. State capital investments may be minimized in areas susceptible to Climate Change Impact and/or designed to be more resilient to impacts, like sea level rise.
- While the Town's objectives reflect PlanMaryland's purpose, intent and objectives for ECAs, the Town's limited resources constrain its ability to address many of them directly. This constraint leads to the principal thrust of the *Implementation Opportunities* (above) in the area of technical and financial assistance.
- Growth is not really a Town objective. The jobs/housing imbalance inherent in the nature of the Town as a bedroom community could be problematic if the Town were to substantially grow. But given its desire to maintain and enhance quality of life for the existing community and minimize future growth, endorsement of the Town as an Established Community is compatible with PlanMaryland objectives to concentrate growth while reducing commute distances and mobile source GHG emissions.

Town of Church Creek
PlanMaryland Planning Areas (Places)

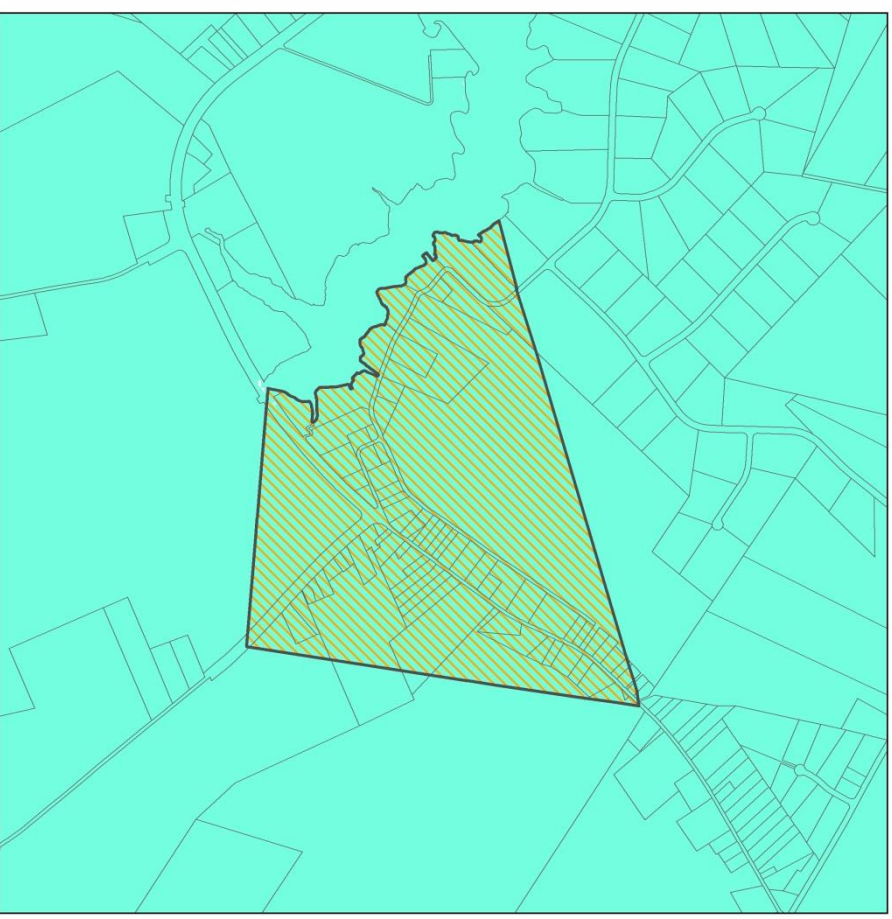


Town of Church Creek PlanMaryland Planning Areas

Natural Resource Areas



Climate Change Areas



- PlanMaryland Planning Areas**
- Targeted Growth & Revitalization
 - Established Community
 - Future Growth
 - Large Lot Development
 - Rural Resource Areas
 - Rural Legacy Areas
 - Natural Resource Areas*
 - Climate Change Areas

* Natural Resource Areas include Priority Preservation Areas; Green Print's Targeted Ecological Areas; Wildlife & Rare Species Habitats; Forests Important for Water Quality; and Forests and Green Infrastructure. Areas not shown but should also be considered are Green Print's Non-Tidal, Tidal, Bay and Coastal Ecosystems Fisheries.